



COVID-19: TENANT PROTECTIONS IN LOS ANGELES COUNTY

- Tenants may receive some legal protections by following the steps below.
- The best way to protect yourself is to pay your rent on time if you are able to do so.
- If you are unable to pay your rent, follow the steps outlined below to protect your rights.

1. Evictions will not move forward during the COVID-19 Health Crisis.

Landlords can still file eviction paperwork, but the courts will not process those filings or proceed with the eviction at this time unless the court determines the eviction raises a public health concern. This means that unless a Summons has been issued by the Superior Court, you will not need to file an answer or appear in court until 90 days after the COVID-19 State of Emergency has been lifted by the Governor. This rule will last until 90 days after the Governor's state of emergency declaration is lifted.

2. If you cannot pay your rent, you should still prepare your legal defense.

Although evictions are not moving forward, no laws have passed that provide tenants with rent forgiveness. If you cannot pay your rent, you still need to act to protect yourself from being evicted in the future as explained in steps 3 through 6.

3. Notify your landlord in writing.

If you cannot pay your rent because, due to COVID-19, you either lost your job, your wages were reduced, your hours were cut, or you have added expenses, notify your landlord in writing before rent is due, or at most within 7 days of the date rent is due. This means that if your rent is due on the 1st of the month, you should notify your landlord by the 8th. You do not need to send your landlord any documents that support why you can't pay your rent. Keep copies of what you send and any response from your landlord.

4. Collect proof.

Organize, keep, and take pictures of all proof that you have lost income because of COVID-19. This can include pay stubs, notes from your employer, bank statements, notice of school closures if you need to stay home for childcare, and medical documents if you or someone in your care has experienced symptoms of COVID-19.

5. Be aware.

You are not required to enter into any repayment plans with your landlord at this time. You are also not required to give your landlord any money you receive from charities or the federal government during the COVID-19 health crisis.

6. Get informed.

Depending on where you live, your city may have additional protections available to you. For example, the cities of Los Angeles, Burbank, Glendale, El Monte, and Pasadena have all enacted ordinances giving tenants additional protections. You can find out more here: <https://antievictionmappingproject.github.io/covid-19-map/> or <https://caanet.org/coronavirus-resources-for-navigating-the-outbreak/>
Or you can contact your local city government (or HCIDLA if you live in the City of LA).